

RE COUNTY
ANNING AND ZONING
GRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN MANOR ROAD	N.E. 14-D
DATE OF PHOTOGRAPHY JANUARY 1966		

IN RE: PETITION FOR ADMIN. VARIANCE
NW/Corner Manor and Morgan
Mill Roads
(11900 Manor Road)
11th Election District
6th Councilmanic District
Charles J. Scheper, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-410-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 11900 Manor Road, located in the Glen Arm vicinity of northern Baltimore County. The Petition was filed by the owners of the property, Charles J. Scheper, Jr. and his wife, Judith E. Scheper. The Petitioners seek relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of May, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Petitioner shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage/hobby shop shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the

event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/18/94
By [Signature]

- 3 -

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 18, 1994

Mr. & Mrs. Charles J. Scheper, Jr.
11900 Manor Road
Glen Arm, Maryland 21057

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/Corner Manor and Morgan Mill Roads
(11900 Manor Road)
11th Election District - 6th Councilmanic District
Charles J. Scheper, Jr., et ux - Petitioners
Case No. 94-410-A

Dear Mr. & Mrs. Scheper:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotrocco

TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at 11900 MANOR ROAD

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 400.1, 400.2 To allow an accessory structure (detached garage) to be located in the rear yard on a corner lot, not in the 1/3 of rear yard farthest removed from the side street, and with a height of 18' in lieu of the maximum permitted 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- EXISTING PARKING LOT WAS PRE-PLANNED FOR THIS STRUCTURE
- SWALE FOR SURFACE WATER WOULD HAVE TO BE RELOCATED & COULD CREATE A POTENTIAL RUN-OFF PROBLEM WITH ADJOINING PROPERTY
- DESIGN AND FERTILITY

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

(Type or Print Name)

Signature

Address

City

State

Zipcode

Phone No.

Name

Address

City

State

Zipcode

Zoning Commissioner of Baltimore County

ITEM #: 402

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) who consent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 11900 MANOR ROAD, GLEN ARM, MD 21057

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- EXISTING PARKING LOT WAS PRE-PLANNED FOR THIS STRUCTURE.
- SWALE FOR SURFACE WATER WOULD HAVE TO BE RELOCATED AND COULD CREATE A POTENTIAL RUN-OFF PROBLEM WITH THE ADJOINING PROPERTY.
- DESIGN AND FERTILITY.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles J. Scheper, Jr.
CHARLES J. SCHEPER, JR.
JUDITH E. SCHEPER

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

I HEREBY CERTIFY, this 11th day of April, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JUDITH Emge Scheper

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: 8/5/95

Charles J. Scheper, Jr.
Charles J. Scheper, Jr.
JUDITH E. SCHEPER

Exp. 10-2-95 (Notary)

Personally Appeared

4-14-94

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet

94-410-A

ZONING DESCRIPTION FOR 11900 MANOR RD, GLEN ARM MD 21057
Election District 11 Councilmanic District 6

Beginning at a point on the SOUTH EAST side of
(street on which property fronts) which is 30 FT.
(number of feet of right-of-way width)

wide at a distance of 265 FT. NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MANOR RD.
(name of street)

which is 30 FT. wide. *Being Lot # N/A
(number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of
(name of subdivision)

as recorded in Baltimore County Plat

Book # 65000-307, Folio # 15-A-100

(square feet and acres)

*If your property is not recorded by Plat Book and Folio number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed # _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.00 15' 22" W. 50 ft. to the place of beginning.

* 556 - 242
1118 - 125

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 11th
Posted for Variance
Petitioner: Charles J. & Judith Scheper
Location of property: 11900 Manor Rd, Glen Arm, Md 21057
Location of Sign: Posting Roadway, on property being reviewed
Remarks: N/A
Posted by: [Signature]
Number of Signs: 1
Date of return: 4/16/94

Baltimore County
Zoning Administration &
Development Management
225 West Chesaapeake Avenue
Towson, Maryland 21204

94-410-A

Charles & Judith Scheper, owners

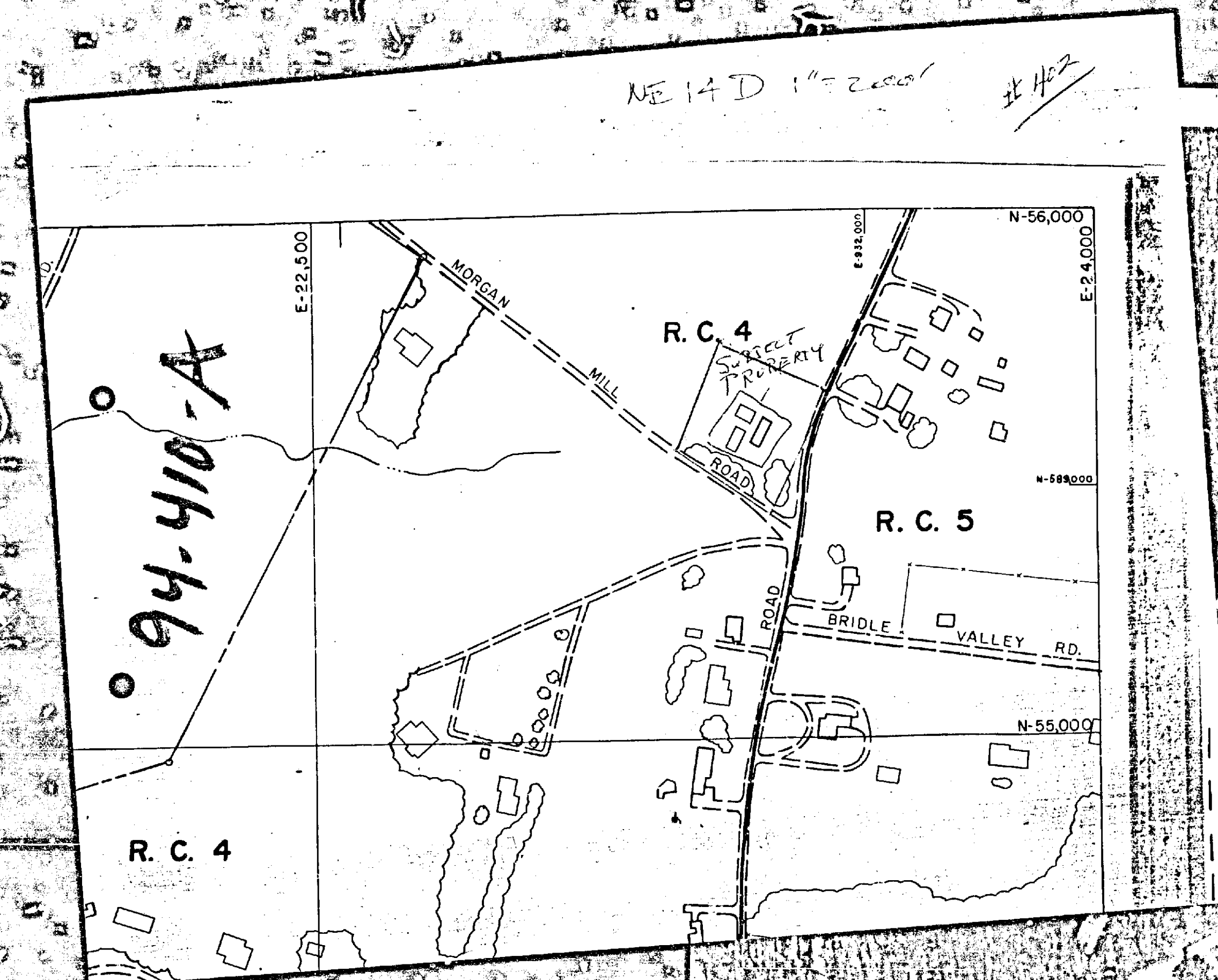
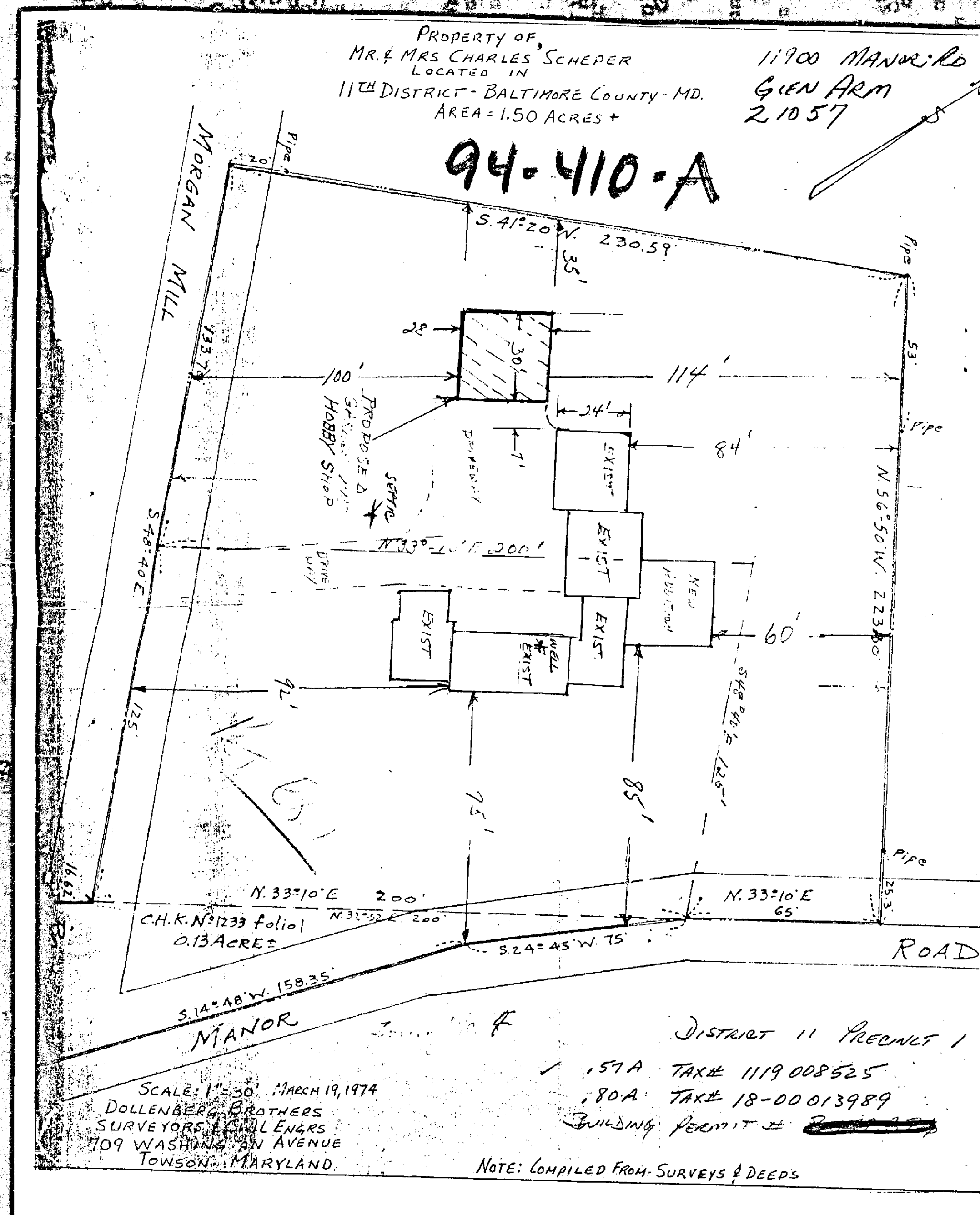
11900 Manor Rd

Residential (Accessory) Variance

Sign & posting

4/16/94

402



RE COUNTY
ANNING AND ZONING
GRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN MANOR ROAD	N.E. 14-D
DATE OF PHOTOGRAPHY JANUARY 1966		

IN RE: PETITION FOR ADMIN. VARIANCE
NW/Corner Manor and Morgan
Mill Roads
(11900 Manor Road)
11th Election District
6th Councilmanic District
Charles J. Scheper, Jr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-410-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 11900 Manor Road, located in the Glen Arm vicinity of northern Baltimore County. The Petition was filed by the owners of the property, Charles J. Scheper, Jr. and his wife, Judith E. Scheper. The Petitioners seek relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of May, 1994 that the Petition for Administrative Variance seeking relief from Sections 400.1 and 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed accessory structure (detached garage/hobby shop) to be located in the rear yard on a corner lot, not within the required 1/3 of the rear yard farthest removed from the side street, and to permit said accessory structure to have a height of 18 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Petitioner shall not allow or cause the proposed accessory structure to be converted to a second dwelling unit and/or apartments. The garage/hobby shop shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order in the

event it becomes necessary to do so as a result of a complaint.

4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotrocco
TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/18/94
By [Signature]

- 3 -

Baltimore County Government
Zoning Commission
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 18, 1994

Mr. & Mrs. Charles J. Scheper, Jr.
11900 Manor Road
Glen Arm, Maryland 21057

RE: PETITION FOR ADMINISTRATIVE VARIANCE
NW/Corner Manor and Morgan Mill Roads
(11900 Manor Road)
11th Election District - 6th Councilmanic District
Charles J. Scheper, Jr., et ux - Petitioners
Case No. 94-410-A

Dear Mr. & Mrs. Scheper:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotrocco

TIMOTHY M. KOTROCCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Petition for Administrative Variance
94-410-A
to the Zoning Commissioner of Baltimore County
for the property located at 11900 MANOR ROAD
which is presently zoned RCF

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 400.1, 400.2 To allow an accessory structure (detached garage) to be located in the rear yard on a corner lot, not in the 1/3 of rear yard farthest removed from the side street, and with a height of 18' in lieu of the maximum permitted 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) EXISTING PARKING LOT WAS PRE-PLANNED FOR THIS STRUCTURE
- 2) SWALE FOR SURFACE WATER WOULD HAVE TO BE RELOCATED & COULD CREATE A POTENTIAL RUN-OFF PROBLEM WITH ADJOINING PROPERTY
- 3) DESIGN AND SETBACKS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contact Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Zoning Commissioner of Baltimore County

ITEM #: 402

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) who consent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 11900 MANOR ROAD
GLEN ARM MD 21057

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- 1) EXISTING PARKING LOT WAS PRE-PLANNED FOR THIS STRUCTURE.
- 2) SWALE FOR SURFACE WATER WOULD HAVE TO BE RELOCATED AND COULD CREATE A POTENTIAL RUN-OFF PROBLEM WITH THE ADJOINING PROPERTY.
- 3) DESIGN AND SETBACKS.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles J. Scheper, Jr.
Charles J. Scheper, Jr.
JUDITH E. SCHEPER

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, Notary Public, do hereby certify that the foregoing is a true and correct copy of the original as the same was presented to me for recording.

I HEREBY CERTIFY, this 11th day of April, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JUDITH Emge Scheper

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

April 11, 1994

My Commission Expires: 8/5/95

Notary Public

Christina A. Linn

Exp. 10-2-95 (Notary)

Personally Appeared

Charles J. Scheper

4-14-94

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet

94-410-A

ZONING DESCRIPTION FOR 11900 MANOR RD, GLEN ARM MD 21057

Election District 11 Councilmanic District 6

Beginning at a point on the SOUTH EAST side of

MANOR ROAD (street on which property fronts) which is 30 FT. (number of feet of right-of-way width)

wide at a distance of 265 FT. NORTH of the (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MANOR RD. (name of street)

which is 30 FT. wide. *Being Lot # N/A (number of feet of right-of-way width)

Block N/A, Section # N/A in the subdivision of

N/A as recorded in Baltimore County Plat

Book # 65000-307, Folio # 15-A-100 (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed # _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.00 15' 22" W. 50 ft. to the place of beginning.

* 556.1 - 242.1118 - 125

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th
Posted for Variance
Petitioner: Charles J. & Judith Scheper
Location of property: 11900 Manor Rd, Glen Arm, Md 21057
Location of Sign: Posting Roadway, on property being reviewed
Remarks: N/A
Posted by: [Signature]
Number of Signs: 1
Date of return: 4/16/94

Baltimore County
Zoning Administration &
Development Management
225 West Channing Avenue
Towson, Maryland 21204

94-410-A

Charles & Judith Scheper, owners

11900 Manor Rd

Residential (Accessory) Variance

Sign & posting

4/16/94

402